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F2Lgpa Fish, Wildlife,
1993 and Parks
Environmental
assessment for the
Giannini property
acquisition

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Environmental assessment for the Glenn



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**Montana Department
of
Fish, Wildlife & Parks**



1400 So. 19th
Bozeman, MT 59715

September 21, 1993

TO: Environmental Quality Council, Capitol Building, Room 106, POB 201704, Helena, MT 59620-1704
Dept. of Health & Environmental Sciences, Director's Office, Cogswell Building, POB 200901, Helena, MT 59620-0901
Dept. of Fish, Wildlife & Parks
Director's Office
Parks Division
Fisheries Division-Bruce Rehwinkel
Wildlife Division
Lands Section
Design and Construction
Legal Unit
Mary Ellen McDonald
Karen Hillstrom (Parks Division, Helena)
Lee Flath
Bob Brannon
Joel Peterson
Montana Historical Society, State Historic Preservation Office, POB 201202, Helena, MT 59620-1202
Montana State Library, 1515 E. Sixth Ave., POB 201800, Helena, MT 59620-1800
Jim Jensen, Montana Environmental Information Center, POB 1184, Helena, MT 59624
Janet Ellis, Montana Audubon Council, POB 595, Helena, MT 59624
George Ochenski, POB 689, Helena, MT 59624
Jefferson County Commissioners, Courthouse, Boulder, MT 59632
Jerry DiMarco, 2708 W. Mendenhall, Bozeman, MT 59715

Ladies and Gentlemen:

The enclosed Environmental Assessment (EA) has been prepared for the Giannini property acquisition adjacent to Lewis & Clark Caverns State Park, and is submitted for your consideration. Questions and comments will be accepted until 5 p.m., October 15, 1993. If you have questions, feel free to contact me at 994-4042. All comments should be sent to the undersigned at 1400 S. 19th, Bozeman, MT 59715

Thank you for your interest.

Sincerely,

Richard Vincent
Acting Regional Supervisor

STATE DOCUMENTS COLLECTION

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MEPA/NEPA/HB495 CHECKLIST

PART I. PROPOSED ACTION DESCRIPTION

1. Type of Proposed State Action Land acquisition adjacent to state park.
2. Agency Authority for the Proposed Action Montana Department of Fish, Wildlife and Parks
3. Name of Project Giannini property acquisition - Lewis and Clark Caverns State Park
4. Name, Address and Phone Number of Project Sponsor (if other than the agency)
Agency
5. If Applicable: Not a construction project.

Estimated Construction/Commencement Date ____
Estimated Completion Date ____
Current Status of Project Design (% complete) ____
6. Location Affected by Proposed Action (county, range and township)

Jefferson County, the Keystone Placer Mining Claim, Patent Number 1059743 being lot 4 in Section 18, Township 1 North, Range 2 West, P.M.M. (38.03 acres), and S½ NE¼, NW¼ NE¼, in Section 18, Township 1 North, Range 2 West, P.M.M. (120 acres)
7. Project Size: Estimate the number of acres that would be directly affected that are currently:

(a) Developed: residential ____ acres industrial ____ acres	(d) Floodplain ____ acres
(b) Open Space/Woodlands/ Recreation ____ acres	(e) Productive: irrigated cropland ____ acres dry cropland ____ acres forestry ____ acres rangeland <u>158.03</u> acres other ____ acres
(c) Wetlands/Riparian Areas ____ acres	
8. Map/site plan: attach an original 8 1/2" x 11" or larger section of the most recent USGS 7.5' series topographic map showing the location and boundaries of the area that would be affected by the proposed action. A different map scale may be substituted if more appropriate or if required by agency rule. If available, a site plan should also be attached.
Topographic map attached. Lewis & Clark Caverns State Park map attached.

9. **Narrative Summary of the Proposed Action or Project including the Benefits and Purpose of the Proposed Action.**

The proposed action is to purchase 2 parcels of land (158.03 acres) adjacent to Lewis and Clark Caverns State Park. The 38.03 acre parcel lies adjacent to the south boundary of the park. The 120 acre parcel is surrounded on three sides by the park along the north boundary of the park. The property is being offered for sale by Gary Giannini, the Personal Representative of the Estate of Ruth E. Link, deceased. Louie and Ruth Link were former concessionaires at Lewis and Clark Caverns State Park and the property is commonly referred to as the Link Property. The purpose of the proposed action is to consolidate available acreage into the state park to protect scenic and recreational values from incompatible commercial activity or development. The 120 acre parcel is virtually an inholding within the park boundary. The 36.03 acre parcel is a patented mining claim adjacent to the park.

Purchase of this property would benefit the state park by eliminating the possibility that these properties could be developed in a manner that would jeopardize natural, scenic or recreational values inherent to the park. In addition, public recreation opportunities would be enhanced with the larger land base. Finally, consolidation of the checker board land ownership pattern will result in more efficient and effective land management.

10. **Listing of any other Local, State or Federal agency that has overlapping or additional jurisdiction.**

(a) Permits:

<u>Agency Name</u>	<u>Permit</u>	<u>Date Filed/#</u>
--------------------	---------------	---------------------

N/A

(b) Funding:

<u>Agency Name</u>	<u>Funding Amount</u>
--------------------	-----------------------

N/A

(c) Other Overlapping or Additional Jurisdictional Responsibilities:

<u>Agency Name</u>	<u>Type of Responsibility</u>
--------------------	-------------------------------

N/A

11. **List of Agencies Consulted During Preparation of the EA:**

None

PART II. ENVIRONMENTAL REVIEW

PHYSICAL ENVIRONMENT

11. <u>LAND RESOURCES</u> Will the proposed action result in:	IMPACT [⊕]				Can Impact Be Mitigated [⊕]	Comment Index
	Unknown [⊕]	None	Minor [⊕]	Potentially Significant		
▶ a. Soil instability or changes in geologic substructure?		X				
b. Disruption, displacement, erosion, compaction, moisture loss, or over-covering of soil which would reduce productivity or fertility?		X				
▶ c. Destruction, covering or modification of any unique geologic or physical features?		X				
d. Changes in siltation, deposition or erosion patterns that may modify the channel of a river or stream or the bed or shore of a lake?		X				
e. Exposure of people or property to earthquakes, landslides, ground failure, or other natural hazard?		X				
f. Other <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

PHYSICAL ENVIRONMENT

12. <u>AIR</u> Will the proposed action result in:	IMPACT [⊕]				Can Impact Be Mitigated [⊕]	Comment Index
	Unknown [⊕]	None	Minor [⊕]	Potentially Significant		
▶ a. Emission of air pollutants or deterioration of ambient air quality? (also see 13 (c))		X				
b. Creation of objectionable odors?		X				
c. Alteration of air movement, moisture, or temperature patterns or any change in climate, either locally or regionally?		X				
d. Adverse effects on vegetation, including crops, due to increased emissions of pollutants?		X				
e. ♦ For P-R/D-J projects, will the project result in any discharge which will conflict with federal or state air quality regs? (Also see 2a) N/A						
f. Other <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Air Resources (Attach additional pages of narrative if needed):

Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.

▶ Include a narrative description addressing the items identified in 12.8.604-1a (ARM)

♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.

♦♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

PHYSICAL ENVIRONMENT

3. <u>WATER</u> Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
► a. Discharge into surface water or any alteration of surface water quality including but not limited to temperature, dissolved oxygen or turbidity?		X				
b. Changes in drainage patterns or the rate and amount of surface runoff?		X				
c. Alteration of the course or magnitude of flood water or other flows?		X				
d. Changes in the amount of surface water in any water body or creation of a new water body?		X				
e. Exposure of people or property to water related hazards such as flooding?		X				
f. Changes in the quality of groundwater?		X				
g. Changes in the quantity of groundwater?		X				
h. Increase in risk of contamination of surface or groundwater?		X				
i. Effects on any existing water right or reservation?		X				
j. Effects on other water users as a result of any alteration in surface or groundwater quality?		X				
k. Effects on other users as a result of any alteration in surface or groundwater quantity?		X				
l. ♦ ♦ For P-R/D-J, will the project affect a designated floodplain? (Also see 3c) N/A						
m. ♦ ♦ For P-R/D-J, will the project result in any discharge that will affect federal or state water quality regulations? (Also see 3a) N/A						
n. Other: N/A						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Water Resources (Attach additional pages of narrative if needed):

- ☆ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦ ♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

PHYSICAL ENVIRONMENT

4. <u>VEGETATION</u> Will the proposed action result in:	IMPACT [⊠]				Can Impact Be Mitigated [⊠]	Comment Index
	Unknown [⊠]	None	Minor [⊠]	Potentially Significant		
a. Changes in the diversity, productivity or abundance of plant species (including trees, shrubs, grass, crops, and aquatic plants)?		X				
b. Alteration of a plant community?		X				
c. Adverse effects on any unique, rare, threatened, or endangered species?		X				
d. Reduction in acreage or productivity of any agricultural land?		X				
e. Establishment or spread of noxious weeds?		X				
f. ♦ ♦ For P-R/D-J, will the project affect wetlands, or prime and unique farmland? N/A						
g. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.

► Include a narrative description addressing the items identified in 12.8.604-1a (ARM)

♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.

♦ ♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

PHYSICAL ENVIRONMENT

► 5. <u>FISH/WILDLIFE</u> Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
a. Deterioration of critical fish or wildlife habitat?		X				
b. Changes in the diversity or abundance of game animals or bird species?		X				
c. Changes in the diversity or abundance of nongame species?		X				
d. Introduction of new species into an area?		X				
e. Creation of a barrier to the migration or movement of animals?		X				
f. Adverse effects on any unique, rare, threatened, or endangered species?		X				
g. Increase in conditions that stress wildlife populations or limit abundance (including harassment, legal or illegal harvest or other human activity)?		X				
h. ♦ ♦ For P-R/D-J, will the project be performed in any area in which T&E species are present, and will the project affect any T&E species or their habitat? (Also see 5f) N/A						
i. ♦ ♦ For P-R/D-J, will the project introduce or export any species not presently or historically occurring in the receiving location? (Also see 5d) N/A						
j. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

HUMAN ENVIRONMENT

6. <u>NOISE/ELECTRICAL EFFECTS</u> Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
a. Increases in existing noise levels?		X				
b. Exposure of people to serve or nuisance noise levels?		X				
c. Creation of electrostatic or electromagnetic effects that could be detrimental to human health or property?		X				
d. Interference with radio or television reception and operation?		X				
e. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

- ☆ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦ ♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

HUMAN ENVIRONMENT

7. <u>LAND USE</u>	IMPACT [⚠]				Can Impact Be Mitigated [⚠]	Comment Index
	Unknown [⚠]	None	Minor [⚠]	Potentially Significant		
Will the proposed action result in:						
a. Alteration of or interference with the productivity or profitability of the existing land use of an area?		X				
b. Conflicted with a designated natural area or area of unusual scientific or educational importance?		X				
c. Conflict with any existing land use whose presence would constrain or potentially prohibit the proposed action?		X				
d. Adverse effects on or relocation of residences?		X				
e. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

HUMAN ENVIRONMENT

8. <u>RISK/HEALTH HAZARDS</u>	IMPACT [⚠]				Can Impact Be Mitigated [⚠]	Comment Index
	Unknown [⚠]	None	Minor [⚠]	Potentially Significant		
Will the proposed action result in:						
a. Risk of an explosion or release of hazardous substances (including, but not limited to oil, pesticides, chemicals, or radiation) in the event of an accident or other forms of disruption?		X				
b. Affect an existing emergency response or emergency evacuation plan or create a need for a new plan?		X				
c. Creation of any human health hazard or potential hazard?		X				
d. ♦ For P-R/D-J, will any chemical toxicants be used? (Also see 8a) <u>N/A</u>						
e. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.

► Include a narrative description addressing the items identified in 12.8.604-1a (ARM)

♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.

♦♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

HUMAN ENVIRONMENT

9. <u>COMMUNITY IMPACT</u> Will the proposed action result in:	IMPACT [⊛]				Can Impact Be Mitigated [⊛]	Comment Index
	Unknown [⊛]	None	Minor [⊛]	Potentially Significant		
a. Alteration of the location, distribution, density, or growth rate of the human population of an area?		X				
b. Alteration of the social structure of a community?		X				
c. Alteration of the level or distribution of employment or community or personal income?		X				
d. Changes in industrial or commercial activity?			X			
e. Increased traffic hazards or effects on existing transportation facilities or patterns of movement of people and goods?		X				
f. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

9d. The subject property is assessed property taxes based on it's value as grazing land. No grazing activities have taken place on either parcel in recent years. Neither parcel is fenced and for all intents and purposes these properties have been managed as "de facto" Lewis and Clark Caverns parklands.

HUMAN ENVIRONMENT

10. <u>PUBLIC SERVICES/TAXES/UTILITIES</u> Will the proposed action result in:	IMPACT [⊛]				Can Impact Be Mitigated [⊛]	Comment Index
	Unknown [⊛]	None	Minor [⊛]	Potentially Significant		
a. Will the proposed action have an effect upon or result in a need for new or altered governmental services in any of the following areas: fire or police protection, schools, parks/recreational facilities, roads or other public maintenance, water supply, sewer or septic systems, solid waste disposal, health, or other governmental services? If any, specify: _____		X				
b. Will the proposed action have an effect upon the local or state tax base and revenues?			X			
c. Will the proposed action result in a need for new facilities or substantial alterations of any of the following utilities: electric power, natural gas, other fuel supply or distribution systems, or communications?		X				
d. Will the proposed action result in increased used of any energy source?		X				
▶ e. Define projected revenue sources			X			
▶ f. Define projected maintenance costs.			X			
g. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

- ⊛ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- ▶ Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ◆ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ◆◆ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

10b. The Jefferson County Assessor's office reported that both parcels are recorded as grazing land and their assessed values are based on this designation. The 38.03 acre parcel's current market value is \$56 and was assessed \$2.99 in property taxes in 1992. The 120 acre parcel's current market value is \$176 and was assessed \$9.31 in property taxes in 1992. The loss to the county tax base for the two parcels (based on 1992 figures) would be \$12.30 annually.

A revenue source for purchase of this property has not definitively been established at this time. A possible FWP land trade may result in surplus land values for the Department which could be applied towards the purchase of the two Giannini parcels at Lewis and Clark Caverns State Park.

10f. The maintenance costs for the two parcels would be minimal as the property would be left in its natural state. Weed control efforts would not exceed \$50 per year. Money for this work would come from the existing park budget. The Caverns budget sources are earned revenue, accommodations tax and general fund.

HUMAN ENVIRONMENT

▶ 11. <u>AESTHETICS/RECREATION</u>	IMPACT [⚠]				Can Impact Be Mitigated [⚠]	Comment Index
	Unknown [⚠]	None	Minor [⚠]	Potentially Significant		
Will the proposed action result in:						
a. Alteration of any scenic vista or creation of an aesthetically offensive site or effect that is open to public view?		X				
b. Alteration of the aesthetic character of a community or neighborhood?		X				
▶ c. Alteration of the quality or quantity of recreational/tourism opportunities and settings? (Attach Tourism Report)		X				
d. ♦ For P-R/D-J, will any designated or proposed wild or scenic rivers, trails or wilderness areas be impacted? (Also see 11a, 11c) N/A						
e. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

HUMAN ENVIRONMENT

12. <u>CULTURAL/HISTORICAL RESOURCES</u>	IMPACT [⚠]				Can Impact Be Mitigated [⚠]	Comment Index
	Unknown [⚠]	None	Minor [⚠]	Potentially Significant		
Will the proposed action result in:						
▶ a. Destruction or alteration of any site, structure or object of prehistoric historic, or paleontological importance?		X				
b. Physical change that would affect unique cultural values?		X				
c. Effects on existing religious or sacred uses of a site or area?		X				
d. ♦ ♦ For P-R/D-J, will the project affect historic or cultural resources? Attach SHPO letter of clearance. (Also see 12.a) N/A						
e. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.

▶ Include a narrative description addressing the items identified in 12.8.604-1a (ARM)

♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.

♦ ♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

HUMAN ENVIRONMENT

13. SUMMARY EVALUATION OF SIGNIFICANCE Will the proposed action, considered as a whole:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
a. Have impacts that are individually limited, but cumulatively considerable? (A project or program may result in impacts on two or more separate resources which create a significant effect when considered together or in total.)		X				
b. Involve potential risks or adverse effects which are uncertain but extremely hazardous if they were to occur?		X				
c. Potentially conflict with the substantive requirements of any local, state, or federal law, regulation, standard or formal plan?		X				
d. Establish a precedent or likelihood that future actions with significant environmental impacts will be proposed?		X				
e. Generate substantial debate or controversy about the nature of the impacts that would be created?		X				
f. ♦ For P-R/D-J, is the project expected to have organized opposition or generate substantial public controversy? (Also see 13e) N/A						
g. ♦♦ For P-R/D-J, list any federal or state permits required. N/A						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

- ☆ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

2. Description and analysis of reasonable alternatives (including the no action alternative) to the proposed action whenever alternatives are reasonably available and prudent to consider and a discussion of how the alternatives would be implemented:

Two alternatives have been considered for this proposal:

1. Purchase the two parcels of Giannini property (158.03) acres at appraised value (\$9,500) with funding source to be determined.
2. Do not pursue, purchase and acquisition of the Giannini property (no action alternative).

Analysis and Implementation Discussion of Alternatives

Alternative 1 - Purchase Giannini Property (158.03 acres)

Under this alternative the Montana Department of Fish, Wildlife and Parks would purchase at appraised value (\$9,500) the two parcels of Giannini property, totalling 158.03 acres as funding became available. At the present time, the availability of funding and a funding source have not been identified.

Implementation of this alternative would have no impacts on the physical environment. Protection of natural, scenic and recreational values would be afforded the property with state ownership. Acquisition of the property by Montana State Parks would prevent private ownership and incompatible development on these lands immediately adjacent to Montana's first and most recognized state park. This action would further buffer the interior of the park from the effects of commercial activity or development and would consolidate ownership in a pattern that would result in more effective and efficient land management. The increased land base at Lewis and Clark Caverns would enhance the recreational opportunities available at this park.

Acquisition of this property would result in minor impacts to the human environment, specifically that 158.03 acres of private land from which property taxes are paid to Jefferson County would be removed from the tax rolls. This alternative would, in addition, preclude commercial development of this property into the future. The land is currently being used for no commercial purposes.

Alternative 2 - No Action/Do Not seek to acquire the Giannini Property.

This alternative would leave the property on the real estate market as the land is currently being advertised for sale. Eventual sale of the property to private interests could result in a wide range of ultimate outcomes. This range could vary from the property being left idle to the property being used for an incompatible development or commercial activity which could threaten natural, scenic, environmental and recreational values of Lewis and Clark Caverns State Park. Under this alternative the property would remain on county tax rolls and continue to provide property tax income to Jefferson County.

3. Evaluation and listing of mitigation, stipulation, or other control measures enforceable by the agency or another government agency:

None

4. Based on the significance criteria evaluated in this EA, is an EIS required? YES / NO If an EIS is not required, explain why the EA is the appropriate level of analysis for this proposed action:

An E.A. is the appropriate level of analysis for this proposed action, because there are no impacts to the physical environment and few, minor impacts to the human environment.

5. Describe the level of public involvement for this project if any and, given the complexity and the seriousness of the environmental issues associated with the proposed action, is the level of public involvement appropriate under the circumstances?

The appropriate level of public involvement is the publication of 1 legal notice in the Helena Independent Record, and the Bozeman Daily Chronicle advertising the availability of copies of the E.A. and the dates of the 14 day comment period.

6. Duration of comment period if any:

October 1st through 5 p.m., October 15, 1993

7. Name, title, address and phone number of the Person(s) Responsible for Preparing the EA:

Jerry Walker
Regional State Park Manager
1400 S. 19th
Bozeman, MT 59715

(406) 994-4042

PART III. NARRATIVE EVALUATION AND COMMENT

Property Appraisal Report Summary:

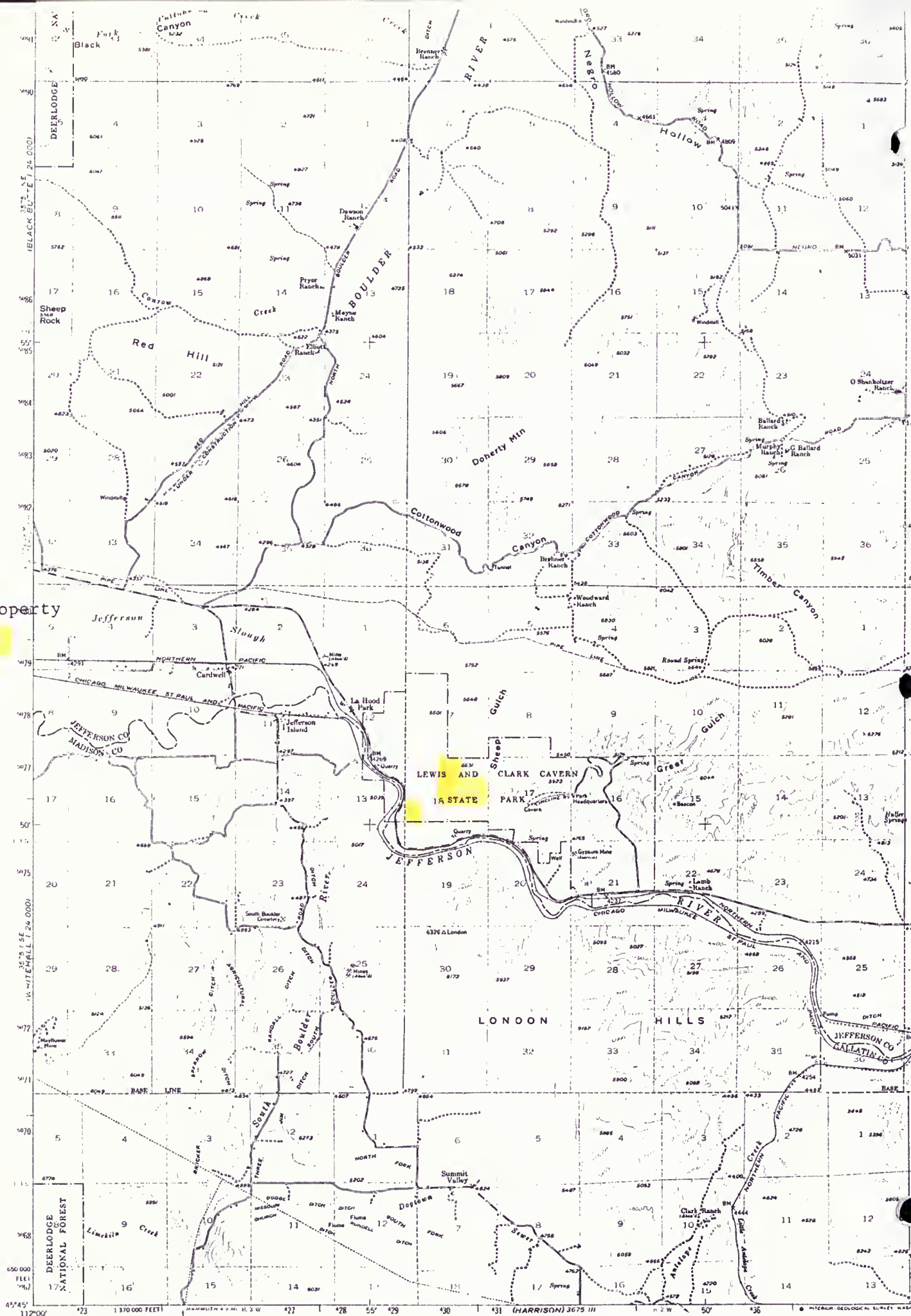
in March of 1993, the Montana Department of Fish, Wildlife and Parks contracted with Daniel R. and Glenn D. McCloy, 4458 Annette Park Dr., Bozeman, to conduct an appraisal of the subject property. They reported a market value of \$9,500 effective June 4, 1993. The value was estimated to be \$60 per acre for both tracts.

The report listed the following unusual features affecting subject's highest and best use:

- The property has no legal access except for across state or private land.
- There are no roads to or on the property.
- The property is not fenced and there is no developed water source.
- The terrain is steep, rocky and grass is sparse.
- The property has no natural amenities such as river frontage or forest.
- The property is not large enough to be a private hunting reserve.

The report concluded that the highest and best use of the property is for assemblage to the Lewis and Clark State Park.

Giannini Property



Stereo compilation by Fairchild Aerial Surveys Inc.

for the Bureau of Reclamation

Field examination and publication by the Geological

Survey as part of the Department of the Interior

Geographical Survey as part of the development of the Missouri

SCALE 1:62,500

(HARRISON) 3675 III

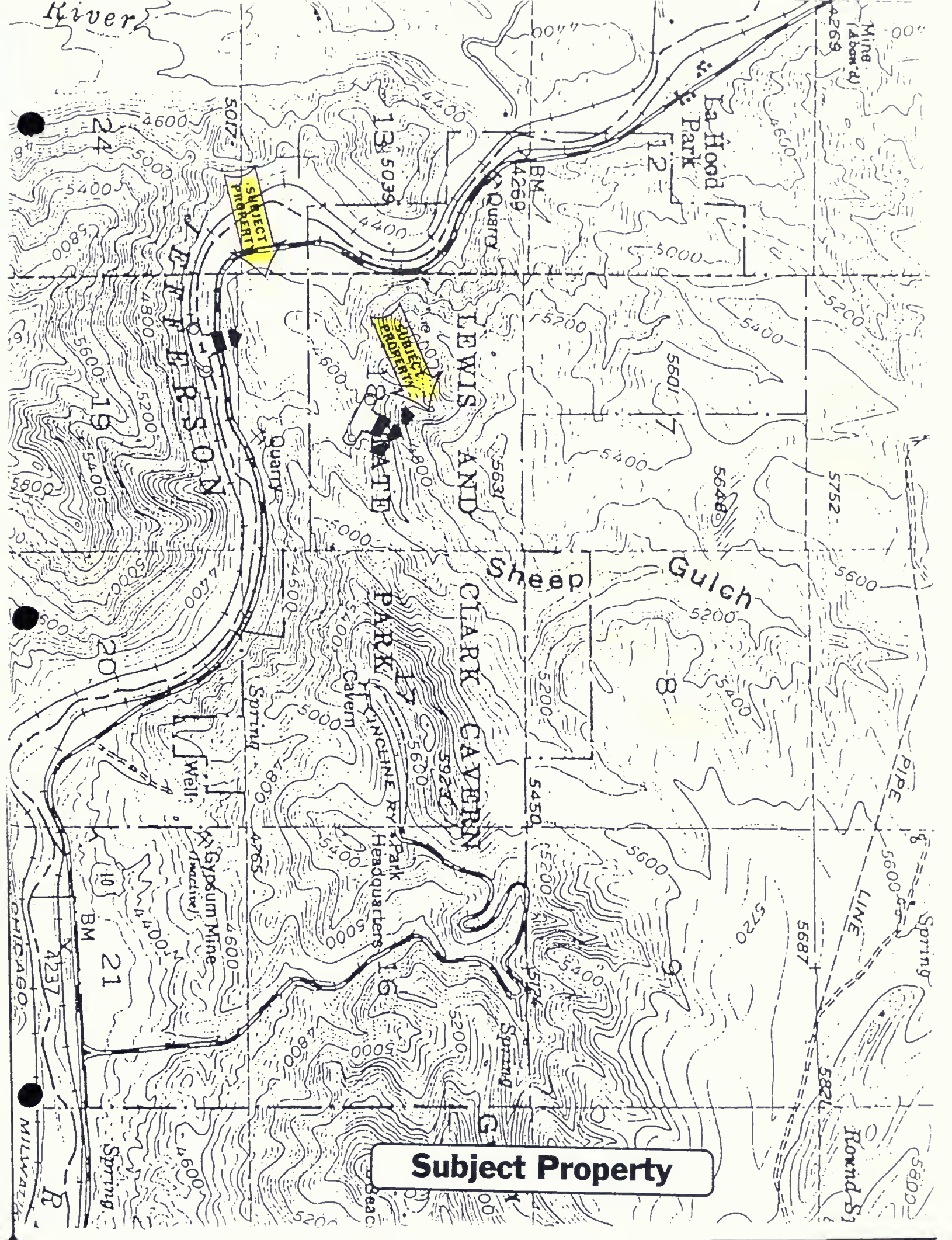
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13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Rf

Medium duty

Thin



Subject Property

**Montana Department
of
Fish, Wildlife & Parks**



1400 So. 19th
Bozeman, MT 59715

October 26, 1993

TO: Environmental Quality Council, Capitol Building, Room 106, POB 201704, Helena, MT 59620-1704
Dept. of Health & Environmental Sciences, Director's Office, Cogswell Building, POB 200901, Helena, MT 59620-0901
Dept. of Fish, Wildlife & Parks
Director's Office
Parks Division
Fisheries Division-Bruce Rehwinkel
Wildlife Division
Lands Section
Design and Construction
Legal Unit
Mary Ellen McDonald
Karen Hillstrom (Parks Division, Helena)
Lee Flath
Bob Brannon
Joel Peterson
Montana Historical Society, State Historic Preservation Office, POB 201202, Helena, MT 59620-1202
Montana State Library, 1515 E. Sixth Ave., POB 201800, Helena, MT 59620-1800
Jim Jensen, Montana Environmental Information Center, POB 1184, Helena, MT 59624
Janet Ellis, Montana Audubon Council, POB 595, Helena, MT 59624
George Ochenski, POB 689, Helena, MT 59624
Jefferson County Commissioners, Courthouse, Boulder, MT 59632
Jerry DiMarco, 2708 W. Mendenhall, Bozeman, MT 59715

Ladies and Gentlemen:

Please find attached the Decision Notice and Finding of No Significant Impact for acquisition of the Giannini Property adjacent to Lewis and Clark Caverns State Park.

Thank you for your interest.

Sincerely,

Richard Vincent by L.W.

Richard Vincent
Acting Regional Supervisor

**Montana Department
of
Fish, Wildlife & Parks**



Decision Notice and Finding of No Significant Impact
For Acquisition of the Giannini Property
Adjacent to Lewis and Clark Caverns State Park

Department of Fish, Wildlife and Parks
Region 3
1400 S. 19th
Bozeman, MT 59715

November, 1993

Description of Proposed Action:

The Montana Department of Fish, Wildlife and Parks proposes to acquire fee title to two parcels of land, totalling 158 acres, owned by Gary Giannini, adjacent to Lewis and Clark Caverns State Park. The action will consolidate available acreage into the park to protect scenic and recreational values from incompatible commercial activity or development.

Finding of No Significant Impact (FONSI):

Based on the analysis in the Environmental Assessment (EA), I find Alternative 1, Purchase Giannini Property, to be the preferred alternative to buffer the interior of the park from the effects of commercial activity or development and to consolidate ownership in a pattern that would enhance recreational opportunities available at this park. No comments were received on this proposed action. The draft EA will be accepted as the final EA with no changes.

I have evaluated the EA and applicable laws, regulations, and policies and have determined that this action will not have a significant effect on the human environment. Therefore, an environmental impact statement will not be prepared.

The final Environmental Assessment, and the FONSI may be viewed at or obtained from the Department of Fish, Wildlife and Parks, Region 3, Bozeman, Montana. Please direct requests and questions to:

Dick Vincent, Acting Regional Supervisor
1400 S. 19th
Bozeman, MT 59715
(406) 994-4042

